

1026

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of seven thousand five hundred 00/100 Dollars (\$7,500.00) to the undersigned Grantor, SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), (hereinafter called Grantor), in hand paid by Strain Construction, Inc. a corporation (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to wit:

Lot 3, Block 4, according to the Survey of Plantation South, 1st Sector, as recorded in Map Book 7, page 173, in the Probate Office of Shelby County Alabama.

Subject to:

1. Ad Valorem taxes for 1983;
2. Existing rights of ways, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundry lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
3. Building line as shown by recorded map;
4. Easement as shown by recorded map;
5. All minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property;
6. Right of way with South Central Bell recorded in Volume 325, page 261, in the Probate Office of Shelby County, Alabama;
7. Restrictions recorded in Misc. Vol. 31, page 876 in said Probate Office;
8. Statutory rights of redemption, if any, pursuant to that certain deed as recorded in Vol. 341, page 429. Said rights to expire one year from date of deed i. e. 7-28-83.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 28th day of June, 1983.

SouthTrust Bank of Alabama,
National Association, (whose name
formerly was "Birmingham Trust
National Bank")

SEAL

BY: [Signature]

ITS: SENIOR VICE PRESIDENT

Cahala Title

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Fred C. Crum, whose name as Sr. Vice President of SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), a national banking association, is signed to the foregoing conveyance and who is known to me to be such officer, acknowledged before me on this day, that being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank").

Given under my hand and official seal this 28th day of June, 1983.

Patricia H. Lloyd

Notary Public

My Commission Expires December 11, 1986

Purchaser:

4821-B Sharpsburg Dr.
Bham, AL 35213

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 JUL 26 AM 8:20

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

| | |
|----------|--------------|
| Deed TAX | 7.50 |
| Rec | 3.00 |
| Int | 1.00 |
| | <u>11.50</u> |